

SECTION 3
SPECIAL DISTRICTS

(revised ZA05-0004)

4.01 **PRESTON ROAD OVERLAY DISTRICT**

4.02 **GENERAL PURPOSE AND DESCRIPTION**

Preston Road is a primary thoroughfare within Frisco. The Preston Road Overlay District establishes development standards for properties within the Preston Road corridor regarding land uses, site and architectural design, building materials, landscaping, lighting, and signage. The Preston Road Overlay District is intended to substantially advance a legitimate governmental interest that includes enhancing the quality of life in Frisco, to regulate the character of growth along the Preston Road corridor, and to assure the careful and orderly growth of a historical trail and doorstep of Frisco.

4.03 **BOUNDARY**

The Preston Road Overlay District includes all property within seven hundred fifty feet (750') of the centerline of Preston Road (see Article III, Section 3, Figure 4.01(A)). The District excludes all single-family subdivisions platted prior to August 15, 2000. Some lots or tracts may be fully or partially located in the District. It is the intent of the Preston Road Overlay District to transition from those lots or tracts located fully in the District to those lots or tracts not located in the District by extending building materials and landscape standards to those lots or tracts partially located in the District. Transitioning concepts will be developed on a project by project basis through the concept plan, preliminary site plan, and/or site plan review process.

4.04 **SUB-DISTRICTS**

The Preston Road Overlay District is divided into five sub-districts. The sub-districts and their boundaries are:

- A. **US 380 Gateway** - The boundary of the US 380 Gateway sub-district extends from U.S. 380 to C.R. 26.
- B. **Rural Corridor** - The boundary of the Rural Corridor sub-district extends from C.R. 26 to Panther Creek.
- C. **Main Street** - The boundary of the Main Street Gateway sub-district extends from Camfield Way to Hickory Street.

- D. **Retail Corridor** - Two Retail Corridor sub-districts are established. The northern Retail Corridor sub-district extends from Panther Creek to Camfield Way. The southern Retail Corridor sub-district extends from Hickory Street to Gaylord Parkway.
- E. **SH 121 Gateway** - The boundary for the SH 121 Gateway sub-district extends from Gaylord Parkway to S.H. 121.

Each sub-district shall comply with the general requirements listed in Article III, Section 4.05 and the sub-district requirements listed in Article III, Section 4.06. Where Preston Road Overlay District requirements conflict with base zoning requirements, the Preston Road Overlay District shall apply. Otherwise, the base zoning of a property shall not be affected by the Preston Road Overlay District.

4.05 **GENERAL REQUIREMENTS OF THE PRESTON ROAD OVERLAY DISTRICT**

- A. **Permitted Uses** - Land uses permitted in the Preston Road Overlay District are outlined in Article II, Section 3.03 (Schedule of Uses).
- B. **Uses with Conditional Development Standards** - Several land uses within the Preston Road Overlay District are permitted subject to compliance with conditional development standards. These uses and the standards are:
 - 1. A Dry Cleaning Establishment, Drugstore or Pharmacist, Kiosk, Restaurant with Drive-in, Restaurant with Drive-Thru, Bank, Automated Teller (ATM), or any other drive-thru facility shall be permitted within designated sub-districts subject to the following standards:
 - a. A minimum ten foot (10') wide landscape island shall be constructed around the outer edge of the drive-thru lane for a minimum distance to equal the length of stacking required for the drive-thru facility.
 - b. The landscape island shall contain minimum three inch (3") caliper evergreen or deciduous trees planted fifteen feet (15') on-center with minimum five (5) gallon shrubs planted three feet (3') on center. Ornamental trees evenly interspersed between the evergreen or deciduous trees may be substituted for the shrubs. If the landscape island is located on the perimeter of the property, perimeter landscaping requirements may be applied towards this requirement.
 - 2. Radio Sales & Installation, Security System Installation, Automobile Repair (minor), Service Station, Auto Glass Sales & Repair, Vehicle or Car Wash, Tire Dealer, or any other use with a service bay shall be permitted within designated sub-districts subject to the following standards:

- a. Service bays shall not be oriented towards an adjacent street. Where a lot has frontage on more than one street, a service bay may be oriented towards a street upon provision of a landscape island and landscaping, but in no case shall a service bay be oriented towards Preston Road.
 - b. All service bays shall be screened from adjacent streets and properties with landscaping planted on a landscape island. The landscape island shall have a minimum width of fifteen feet (15'). The landscape island shall not be located more than forty five feet (45') from the service bay.
 - c. The landscape island shall contain minimum three inch (3") caliper evergreen or deciduous trees planted fifteen feet (15') on-center with minimum five (5) gallon shrubs planted three feet (3') on-center. Ornamental trees evenly interspersed between the evergreen or deciduous trees may be substituted for the shrubs. If the landscape island is located on the perimeter of the property, perimeter landscaping requirements may be applied towards this requirement.
3. Auto Leasing and Rental, Automobile Reconditions & Body Repair, Automobile Repair Major, and Automobile Sales (used) are only permitted as an accessory use to Automobile Sales (new) and Motorcycle Sales (used) is only permitted as an accessory use to Motorcycle Sales (new) within designated sub-districts subject to the following standards:
- a. Dismantled or wrecked vehicles must be parked and/or stored in the building or screened from adjacent streets and properties with a landscape island around the perimeter of the storage area.
 - b. The landscape island shall include a combination of minimum three inch (3") caliper evergreen and deciduous trees, ornamental trees and/or minimum five (5) gallon shrubs to form a solid, living screen. If the landscape island is located on the perimeter of the property, perimeter landscaping requirements may be applied towards this requirement.
4. Service Stations and Convenience Stores with Gas Pumps shall be permitted within designated sub-districts subject to the following standards:
- a. Service Stations and Convenience Stores with Gas Pumps shall be located only at the intersection of major thoroughfares. No mid-block stations are allowed.
 - b. Fuel pump islands must be within two hundred feet (200') of the right-of-way lines of the intersecting major thoroughfares.

- c. Canopies and canopy columns shall meet the primary exterior construction requirements for the applicable sub-district.
- d. Special landscaping is required from the curb cut on Preston Road to the curb cut on the intersecting street. The landscaping shall include:
 1. A thirty foot (30') landscape easement shall be provided adjacent to the right-of-way rather than a slip road.
 2. A double row of minimum three inch (3") caliper large trees shall be planted nominally twenty five feet (25') on center along the frontage of both streets. The first row of trees shall be planted sixteen feet (16') from the back of the street curb. The second row of trees shall be planted thirty feet (30') from the back of the curb.
 3. Shrubs and annual plants shall be planted and maintained adjacent to Preston Road and the intersecting street.
- e. A three foot (3') clay-fired brick wall, stone wall, or earthen berm shall be provided at the intersection. No signage may occur on the wall or berm.
5. Automobile Sales (new) and Motorcycle Sales (new) are prohibited unless permitted by the base zoning of a property in the Retail Corridor sub-district south of Wade Boulevard and in the SH 121 Gateway sub-district.

C. Landscaping

1. Property owners are responsible for installing, maintaining, and replacing required landscaping with the exception of landscaping within Punctuation Points (see Article III, Section 4.05(M)(5)).
2. In order to meet the planting requirements for landscape easements or slip roads, planting requirements for side and rear yards (excluding required landscaping adjacent to residential uses) may be reduced by fifty percent (50%). If additional landscaping is needed, tree requirements for landscaped parking islands may be reduced by fifty percent (50%).
3. Due to street construction, adverse weather, or other constraints as approved by the City, escrow funds may be paid to the City for the required landscaping for street medians and associated labor.
4. All landscaping shall be mechanically irrigated.

5. Tree grates shall be used in high pedestrian traffic areas.
6. Tree guards are to be installed in urban streetscape areas where tree grates are not required, as well as other areas deemed necessary through review by City staff. Tree guards shall take the form of a low fence of twelve (12) to fourteen (14) inches in height of ornamental metal defining the edge of the tree wells. Gauge of metal utilized should not be less than three-eighths (3/8) of an inch diameter.
7. Bollards shall be used to protect trees and pedestrians in any curb-less condition. Bollards shall have a nominal height of twenty four inches (24") and a nominal diameter of eighteen inches (18"). Bollards shall be native or cast stone, granite, or cast iron.
8. Additional landscaping specifications are listed in Article IV, Section 2.

D. Site Development

1. Development shall be sited as to maximize presence. The primary facade of all buildings shall face a public or quasi-public street.
2. The location and placement of buildings on individual sites shall reflect consideration for roadway access, the preservation of major existing natural vegetation, visual impact, and the relationship to surrounding developments.

E. Exterior Appearance of Buildings and Structures

1. All buildings shall be architecturally finished on all four sides with a higher level of finish on the front facades. A front facade shall be those facades directly visible from an adjacent street and the facade used as the primary entrance.
2. Building entrances shall be articulated and defined to present a strong entry presence. All buildings shall be designed to incorporate no less than three (3) of the following architectural elements. Buildings over fifty thousand (50,000) square feet must include a minimum of five (5) of the following elements. Buildings over one hundred thousand (100,000) square feet must include a minimum of seven (7) of the following elements.
 - a. Canopies, awnings, or porticos;
 - b. Overhangs;
 - c. Recesses or projections;
 - d. Arcades;
 - e. Peaked roof forms;
 - f. Arches;

- g. Outdoor patios;
 - h. Display windows;
 - i. Architectural details, such as tile work or moldings, integrated into building facade; or
 - j. Integrated planters or wing walls that incorporate landscape and sitting areas.
3. All buildings with a height of twenty four feet (24') or greater shall be designed to express a base, midsection, and top. The base and tops of buildings shall vary in material (See Article III, Figure 4.01(B)). All facades shall include:
- a. Articulated ground floor levels;
 - b. Minimum three foot (3') overhangs at eaves; and
 - c. Articulated cornice lines.
4. All buildings must be consistent with the community's identity, character, and scale. All buildings shall incorporate a basic level of architectural variety as follows:
- a. Facades greater than one hundred feet (100') in length shall incorporate wall projections or recesses of ten feet (10') or greater. Projections or recesses shall be at least twenty five percent (25%) of the length of the facade. No uninterrupted length of facade may exceed one hundred feet (100') in length (See Article III, Figure 4.01(C)). Projections and recesses shall not be required of the wall of the building containing a loading dock and/or service area.
 - b. Ground floor facades facing Preston Road must incorporate entry areas, arcades, display windows, awnings, or other architectural variety features along no less than sixty percent (60%) of the facade. The remaining forty percent (40%) may not be contiguous. (See Article III, Figure 4.01(D))
 - c. Offsets, reveals, or projecting rib shall be used to express architectural or structural bays. (See Article III, Figure 4.01(E))
 - d. All buildings within a planned development or development as shown on a concept plan or preliminary site plan shall have similar architectural styles, materials, and colors.

F. Buildings Materials and Colors

- 1. Conceptual facade plans and sample boards shall be submitted with preliminary site plan application for all non-residential uses. Final facade plan and sample boards shall be submitted with final site plan application for all non-residential uses.
- 2. A variety of exterior materials may be selected for use as the dominant material on

the facade of a building, but the number of materials on a single building shall be limited to no more than three (3) materials in order to achieve a "clean" design style.

3. With the exception of the Main Street sub-district, no single building material shall cover more than eighty percent (80%) of the front of any building, with the exception of on-site utility or service structures.
4. Windows shall not be glazed or reglazed with mirrored or reflective glass.
5. Maintenance and durability of materials shall be considered as important qualities for every element of the design. Special care shall be taken to specify the use of vandal resistant building components.

G. Parking

1. All driveways aligned with a median opening and serving parking fields over two hundred (200) parking spaces must provide:
 - a. A median-divided driveway at the entry (See Article III, Figure 4.01(F));
 - b. Internal stacking areas a minimum of one hundred fifty feet (150') at entries/exits with no intersecting driveways with the exception of slip roads (See Article III, Figure 4.01(F)); and
 - c. Drive lanes that define the streetscape experience from Preston Road to building entry (See Article III, Figure 4.01(G)).
2. Exterior materials and colors for structured parking shall match or be compatible with the buildings within the same development.
3. Subterranean parking is permitted.
4. Off-street parking shall not be required for outdoor dining areas of up to seven hundred fifty (750) square feet.
5. Slip roads introduce opportunities for variety in the streetscape. Slip roads extend the street zone into the parking area, making parking lots more plaza-like and integrated. Slip roads combine parking, uniform tree plantings, enhanced paving, seating areas and access to retail stores, making these spaces lively and pedestrian-friendly. Where required, slip roads shall be designed in accordance with Article III, Figure 4.01(H) and as follows:

- a. The first row of parking shall be located eight feet (8') from the property line. The minimum depth of each parking space within the first row of parking is eighteen feet (18'). The width of the adjacent driveway and/or fire lane shall be twenty four feet (24'). A second row of parking shall be provided on the opposite side of the driveway and/or fire lane. These parking spaces shall be twenty feet (20') deep, or eighteen feet (18') deep when adjacent to landscaping or a sidewalk with a minimum width of six feet (6') to accommodate a two foot (2') parking overhang. The second row of parking is optional, but the trees required for this area shall be planted regardless of the existence or non-existence of parking.
- b. Within each row of parking, a landscape island with dimensions equal to the adjacent parking spaces shall be constructed after every third parking space. A minimum three inch (3") caliper large tree shall be planted on each landscape island.
- c. A row of minimum three inch (3") caliper large trees shall be planted on the property two feet (2') from the front property line nominally thirty six feet (36') on-center. These trees shall align with minimum three inch (3") caliper trees planted on each landscape island located within the slip road. These trees will be centered on each landscape island and located seventeen feet (17') and sixty feet (60') from the front property line.
- d. The trees planted sixteen feet (16') from the back of the street curb shall align with the trees planted both thirty feet (30') and seventy two feet (72') from the back of the street curb.
- e. The drive lane and parking areas of the slip road shall be defined with enhanced paving such as brick, stone or scored concrete.
- f. Slip road parking shall be screened from Preston Road with a low row of shrubs. Shrubs shall be minimum five (5) gallon shrubs planted three feet (3') on center.
- g. With the exception of the Rural Corridor sub-district, the area between the slip road and the property line may be improved with enhanced paving, rather than landscaping.
- h. Slip roads shall be interrupted by building placement or other means prior to intersection with a street that intersects with Preston Road.

H. Service Areas, Loading Areas, and Outdoor Storage and Display

1. Loading and service areas shall be screened from the view of adjacent properties and

all public streets. Screening shall be a solid masonry wall to match the building, earthen berms, landscaping, or a combination thereof, to be approved by the Planning & Zoning Commission. Screening shall be a minimum of six (6) feet in height. A landscape screen shall be solid and reach the minimum height of six (6) feet within two (2) years of the issue date of the Certificate of Occupancy for the building and/or change of use.

2. Refuse storage enclosures are required for all developments. Enclosures shall:
 - a. Be three-sided and consist of solid walls of six (6) to eight (8) feet in height, constructed of material type and color to match the building. Compactors shall be enclosed on three (3) sides by a solid wall with a minimum height of eight feet (8') and the fourth side by an eight-foot (8') gate.
 - b. Be designed to contain all refuse generated on-site between solid waste collections.
 - c. Not be located in required setbacks and generally not be visible from adjacent streets or residential uses.
3. No outside storage and display, sales, or operations shall be permitted unless such activity is visually screened from all streets and adjacent property lines of residentially zoned parcels or areas shown as Single Family Residential or Multifamily use on the Future Land Use Plan.
4. Screening walls for loading and service areas and refuse storage containers shall be constructed of primary exterior construction materials listed for the sub-district. Vegetation shall be used to soften the appearance of the walls. This may include either vines trained up the wall or minimum five (5) gallon shrubs planted thirty inches (30") on center.
5. Screening walls for outside storage and display areas shall be constructed of primary exterior construction materials listed for the sub-district. Vegetation shall be used to soften the appearance of the walls. The regulations for outside storage and display are subject to Article IV, Section 5.03.
 - a. Screening:
 1. Screening wall shall be a minimum of six (6) feet in height. Screening walls shall be required where the location of outside storage and display are adjacent to properties designated as residentially zoned parcels or areas shown as Single Family Residential or Multifamily use on the Future Land Use Plan or along adjacent streets that front residential uses; and

2. Landscape vegetation shall reach a minimum height of six (6) feet within two (2) years of the issue date of the Certificate of Occupancy for the building.
 - a) Trees and shrub species shall be evergreen;
 - b) Trees shall be planted on fifteen (15) foot centers; and
 - c) Shrubs shall provide an uninterrupted continuous screen.
6. Roof top mechanical equipment shall be screened from a view six feet (6') above finished street grade by a parapet wall. In all cases, screening shall be compatible with building materials. Mechanical penthouses shall compliment overall building design.
7. Regardless of orientation, all loading areas shall be located greater than seventy feet (70') from a public right-of-way.
8. All ground-mounted service equipment such as air conditioners, transformers, trash collection equipment and other service functions shall be located at the rear of all buildings and integrated into the building envelope or consolidated into enclosed service areas.
9. Commercial and utility vehicles in conjunction with the business or being utilized for delivery or transport that are stored or parked on a property overnight shall be located inside an enclosed building or screened from the view of adjacent streets and properties. These vehicles shall not be located between the building and an adjacent street. Screening shall be a solid masonry wall to match the building, earthen berms, or landscaping. Screening shall be a minimum of six (6) feet in height. A landscape screen shall be solid and reach the minimum height of six (6) feet within two (2) years of the issue date of the Certificate of Occupancy for the building.

I. Exterior Signage

1. Monument signs shall be placed perpendicular to the adjacent street.
2. Design, materials, and finish of monument signs shall match those of the buildings on the same lot.

K. Building Entry Areas

1. Landscaping shall be used to emphasize building entries. (See Article III, Figure 4.01(I))
2. Special paving such as brick, exposed aggregate or patterned concrete shall be used

to define building entries.

3. Sidewalk connections shall be provided from building entries to parking areas and public sidewalks.

L. Lighting

1. On-site lighting for vehicular and pedestrian purposes shall be installed by the property owner in accordance with City design standards for the Preston Road Overlay District.
2. The City of Frisco shall coordinate the installation of the street lights in and along major thoroughfares in accordance with City design standards for the Preston Road Overlay District.

M. Streetscape Elements

In addition to the form-giving rows of street trees, a framework of streetscape elements will tie together the sub-districts. These elements include gateway bridges; a series of monuments, pedestals, and light standards; street furniture; and landscape punctuation points.

1. Gateway Monuments
 - a. Gateway Monuments shall occur at sub-district boundaries.
 - b. The monument materials should be native or cast stone (see Article III, Figure 4.01(J)).
 - c. Wherever possible, bridges shall feature split roadways (see Article III, Figure 4.01(K)).
 - d. The Main Street Gateway should feature an intersection of enhanced paving of stone, brick or patterned concrete. In addition, an intensified amount of shrubs and/or trees should be planted to provide a sense of enclosure (see Article III, Figure 4.01(L)).
2. Entrance Monuments
 - a. Entrance Monuments shall occur at major intersections and landscape punctuation points (see Article III, Figure 4.01(J)).
 - b. The entrance monument materials should be native or cast stone.

- c. Entrance monuments at major intersections shall be nominally twelve feet (12') in height.
- d. Pedestals with a height of three feet (3') to five feet (5') may be used at punctuation points.

3. Enhanced Light Standards

- a. Light standards shall be manufactured by Bega, or an equivalent, (see Article III, Figure 4.01(M)) and be a dark color as approved by the City Council.
- b. The light standard monument in the street median and parkways are nominally thirty feet (30') in height and may support seasonal banners.
- c. The vehicular-scale light standard monuments in parking areas shall not exceed thirty feet (30') in height. The vehicular-scale light standard may be placed on a stone pedestal.
- d. The pedestrian-scale light standard is nominally ten feet (10') in height, may feature a hanging basket, and should be placed in pairs flanking the sidewalk.

4. Street Furniture

- a. Benches, bike racks, trash containers, bollards, and public art are to be incorporated into developments with an urban streetscape. These site elements may be placed in the right-of-way with City and Texas Department of Transportation approval.
- b. All site furniture shall be made of long-lasting materials such as concrete, stone, or metal, and shall be approved by City staff. City staff will maintain a list of approved site furniture. All buildings over thirty five thousand (35,000) square feet shall provide at least three (3) of the following elements:
 - 1. Benches;
 - 2. Bollards;
 - 3. Clocks;
 - 4. Litter containers;
 - 5. Drinking fountains; or
 - 6. Bicycle racks.
- c. All benches and litter containers shall typically be located at building entrances.

- d. A decorative wall or bollards with heights of three feet (3') should be used to separate vehicular traffic from pedestrian traffic.

5. Punctuation Points

- a. The City of Frisco shall coordinate the implementation of punctuation points with property owners through the provision of landscape easements prior to or during the development process.
- b. Location of the punctuation points shall be generally consistent with Article III, Figure 4.01(N).
- c. The punctuation points in the Rural Corridor sub-district shall have a rural character and feature native plant materials arranged in informal patterns.
- d. The punctuation points in the Retail Corridor sub-district shall have a commercial character and feature formal, upright trees arranged in bold, graphic patterns.
- e. Punctuation points (see Article III, Figure 4.01(O)) shall, if possible:
 - 1. be approximately two hundred feet (200') in length along Preston Road and one hundred feet (100') deep.
 - 2. span the width of Preston Road incorporating the parkways and the median.
 - 3. utilize raised planting areas to lift and separate these areas from the adjacent streetscape.

4.06 SUB-DISTRICT REQUIREMENTS

A. US 380 Gateway

1. Setbacks

- a. The minimum front yard is fifty feet (50') and shall include a fifty foot (50') landscape easement. No parking or drive aisles may occur in the landscape easement.
- b. Buildings containing a non-residential use may be located five feet (5') from the right-of-way of street, other than major thoroughfare, intersecting with Preston Road. Seventy five percent (75%) of the building shall be constructed on the five foot (5') building line, with the additional twenty five percent (25%) setback a

maximum of ten feet (10'). (see Article III, Figure 4.01(P)) Buildings not utilizing the five foot (5') reduced setback shall setback as stated in Article III, Section 4.06(A)(1)(a).

2. Landscaping

- a. Landscape Easement - Two (2) rows of minimum three inch (3") caliper large trees shall be planted nominally thirty feet (30') on center in the landscape easement. The first row of trees shall be located ten feet (10') from the front property line. The second row of trees shall be located forty feet (40') from the property line.
- b. Street Median - Two (2) rows of ornamental trees shall be planted nominally seventy feet (70') on center in the median. With development occurring on both sides of the divided thoroughfares, the end result will be two (2) rows of ornamental trees planted thirty five feet (35') on center.

3. Building Materials

- k. Primary exterior construction materials (see Article III, Figure 4.01(Q)) shall be:
 1. Brick;
 2. Native / Natural Dimensional Stone (minimum of 20% per wall with the exception of walls containing a loading dock or service area); or
 3. Tinted, split-face, concrete masonry units (maximum 15% per wall).
- l. Secondary exterior construction materials (see Article III, Figure 4.01(Q)) shall be used to accent primary exterior construction materials, but shall not exceed ten percent (10%) of the facade area. Secondary exterior construction materials shall include:
 1. Aluminum;
 2. Other metals;
 3. EIFS; or
 4. Stucco.
- m. The use of natural texture and colors shall be used to the greatest extent possible. Lighter tones and colors are recommended. Required dominant colors include light-to-medium earth tones illustrated in pages 46 through 155 of the Pittsburgh Paint Voice of Color Sampler. City staff will maintain this referenced color sampler. Light colors include colors 1-2 of each sample page. Medium colors include values 3-4. The colors of black and stark white are prohibited.

4. **Sidewalks** - Meandering sidewalks with a width of four (4) feet are required to be constructed in accordance with City standards along the right-of-way along the entire length of the street frontage. Where the sidewalk is constructed on private property, a sidewalk easement shall be dedicated for sidewalk and maintenance activities.
- B. Rural Corridor -**

1. Setbacks

- a. The minimum front yard is fifty feet (50') and shall include a fifty foot (50') landscape easement. No parking or drive aisles may occur in the landscape easement. The landscape easement is also required for future single family developments along Preston Road, but shall be provided a right-of-way for landscaping purposes.

2. Landscaping

- a. Landscape Easement - Two (2) rows of minimum three inch (3") caliper large trees shall be planted nominally thirty feet (30') on center in the landscape easement. The first row of trees shall be located ten feet (10') from the front property line. The second row of trees shall be located forty feet (40') from the front property line.
- b. Street Median - Ornamental trees shall be planted in masses in the street median. The number of trees shall be equivalent to two (2) rows of trees planted seventy feet (70') on center in the median. With development occurring on both sides of the divided thoroughfares, the end result will be a number of trees planted in the median equivalent to two (2) rows of trees planted thirty five feet (35') on center.

3. Building Materials

- a. Primary exterior construction materials (see Article III, Figure 4.01(Q)) shall be:
 1. Brick;
 2. Native / Natural Dimensional Stone (minimum of 25% per wall with the exception of walls containing a loading dock or service area); or
 3. Tinted, split-face, concrete masonry units (maximum 15% per wall).
- b. Secondary exterior construction materials (see Article III, Figure 4.01(Q)) shall be used to accent primary exterior construction materials, but shall not exceed ten percent (10%) the of facade area. Secondary exterior construction materials shall include:

1. Hardiplank or an equivalent masonry siding product;
 2. Stucco; or
 3. EIFS.
- c. Medium tones and colors are recommended to darker ones. Required dominant colors are medium earth tones illustrated in pages 46 through 155 of the Pittsburgh Paint Voice of Color Sampler. City staff will maintain this referenced color sampler. Medium colors include values 3-4. Prohibited colors are black or stark white.
4. **Sidewalks** - Meandering sidewalks with a width of four (4) feet are required to be constructed in accordance with City standards along the right-of-way along the entire length of the street frontage. Where the sidewalk is constructed on private property, a sidewalk easement shall be dedicated.

C. **Main Street** -

1. **Setbacks**

- a. Slip roads are required adjacent to Preston Road with buildings placed accordingly (See Article III, Section 4.05(G)(5) and Article III, Figure 4.01(H)).
- b. Where development constraints prevent the use of slip road, the minimum front yard is thirty feet (30') and shall include a thirty foot (30') landscape easement. No parking or drive aisles may occur in the landscape easement.
- c. Buildings containing a non-residential use may be located five feet (5') from the right-of-way of street, other than a major thoroughfare, intersecting with Preston Road. Seventy five percent (75%) of the building shall be constructed on the five foot (5') building line, with the additional twenty five percent (25%) setback a maximum of ten feet (10'). (see Article III, Figure 4.01(P)) Buildings not utilizing the five foot (5') reduced setback shall setback as stated in Article III, Section 4.06(C)(1)(b).

2. **Landscaping**

- a. Slip Roads - Landscaping shall be planted in accordance with the slip road detail shown in Article III, Figure 4.01(H).
- b. Landscape Easement - Where development constraints prevent the use of a slip road, a single row of minimum three inch (3") caliper large trees shall be planted nominally thirty feet (30') on center in the landscape easement. The trees shall be planted ten feet (10') from the back of the property line.

- c. Street Median - A single row of minimum three inch (3”) caliper large trees shall be planted nominally seventy feet (70') on center and centered in the median. With development occurring on both sides of the divided thoroughfares, the end result will be a single row of trees planted thirty five feet (35') on center.

3. **Building Materials**

- a. Brick is the required primary exterior construction material (see Article III, Figure 4.01(Q)).
 - b. Secondary exterior construction materials (see Article III, Figure 4.01(Q)) shall be used to accent primary exterior construction materials, but shall not exceed ten percent (10%) the of facade area. Secondary exterior construction materials shall include:
 - 1. Native / Natural Dimensional Stone;
 - 2. Tinted, split-face, concrete masonry units;
 - 3. Aluminum;
 - 4. Metals;
 - 5. EIFS; or
 - 6. Stucco.
 - c. Lighter tones and colors are recommended to darker ones. Required Dominant Colors are light-to-medium earth tones illustrated in pages 46 through 155 of the Pittsburgh Paint Voice of Color Sampler. City staff will maintain this referenced color sampler. Light colors include colors 1-3 of each sample page. Medium colors include values 4-5. Prohibited colors are black or stark white.
4. **Sidewalks** - Sidewalks with a width of six (6) feet are required to be constructed in accordance with City standards within the right-of-way along the entire length of the street frontage.

D. **Retail Corridor -**

1. **Setbacks**

- a. Slip roads are required adjacent to Preston Road with buildings placed accordingly (See Article III, Section 4.05(G)(5) and Article III, Figure 4.01(H)).
- b. Where development constraints prevent the use of slip road, the minimum front yard is fifty feet (50') and shall include a thirty foot (30') landscape easement. No parking or drive aisles may occur in the landscape easement.

- c. The minimum front yard may be reduced to thirty feet (30'), but the building must be constructed on the thirty foot (30') building line and no parking or drive aisles may occur between the building and adjacent street.
- d. Buildings containing a non-residential use may be located five feet (5') from the right-of-way of street, other than a major thoroughfare, intersecting with Preston Road. Seventy five percent (75%) of the building shall be constructed on the five foot (5') building line, with the additional twenty five percent (25%) setback a maximum of ten feet (10'). (See Article III, Figure 4.01(P))
- e. Buildings not utilizing the reduced thirty foot (30') or five foot (5') setback shall setback as stated in Article III, Section 4.06(D)(1)(b).

2. Landscaping

- a. Slip Roads - Landscaping shall be planted in accordance with the slip road detail shown in Article III, Figure 4.01(H).
- b. Landscape Easement - Where development constraints prevent the use of a slip road, two (2) rows of minimum three inch (3") caliper large trees shall be planted nominally thirty feet (30') on center in the landscape easement. The first row of trees shall be located four feet (4') from the front property line. The second row of trees shall be located twenty six (26') from the front property line.
- c. Street Median - A single row of minimum three inch (3") caliper large trees shall be planted nominally seventy feet (70') on center and centered in the median. With development occurring on both sides of the divided thoroughfares, the end result will be a single row of trees planted thirty five feet (35') on center.

3. Building Materials

- a. Primary exterior construction materials (see Article III, Figure 4.01(Q)) shall be:
 - 1. Brick;
 - 2. Native / Natural Dimensional Stone (minimum of 20% per wall with the exception of walls containing a loading dock or service area);
 - 3. Tinted, textured, concrete masonry units (maximum 15% per wall);
 - 4. Stucco; or
 - 5. EIFS.
- b. Secondary exterior construction materials (see Article III, Figure 4.01(Q)) shall

be used to accent primary exterior construction materials, but shall not exceed ten percent (10%) the of facade area. Secondary exterior construction materials shall include:

1. Native / Natural Dimensional Stone;
2. Tinted, split-face, concrete masonry units;
3. Aluminum;
4. Metals;
5. EIFS; or
6. Stucco.

c. In general, medium tones and colors are recommended to darker ones. Required dominant colors are medium earth tones illustrated in pages 46 through 155 of the Pittsburgh Paint Voice of Color Sampler. City staff will maintain this referenced color sampler. Medium colors include values 4-5. Prohibited colors are black and stark white.

4. **Sidewalks** - Meandering sidewalks with a width of four (4) feet are required to be constructed in accordance with City standards along the right-of-way along the entire length of the street frontage. Where the sidewalk is constructed on private property, a sidewalk easement shall be dedicated.

E. **SH 121 Gateway**

1. **Setbacks**

- a. The minimum front yard is fifty feet (50') and shall include a thirty foot (30') landscape easement. No parking or drive aisles may occur in the landscape easement.
- b. The minimum front yard may be reduced to thirty feet (30'), but the building must be constructed on the thirty foot (30') building line and no parking or drive aisles may occur between the building and adjacent street.
- c. Buildings containing a non-residential use may be located five feet (5') from the right-of-way of street, other than a major thoroughfare, intersecting with Preston Road. Seventy five percent (75%) of the building shall be constructed on the five foot (5') building line, with the additional twenty five percent (25%) setback a maximum of ten feet (10'). (See Article III, Figure 4.01(P))
- d. Buildings not utilizing the reduced thirty foot (30') or five foot (5') setback shall setback as stated in Article III, Section 4.06(E)(1)(a).

2. Landscaping

- a. Landscape Easement - Two (2) rows of minimum three inch (3") caliper large trees shall be planted nominally thirty feet (30') on center in the landscape easement. The first row of trees shall be located four feet (4') from the front property line. The second row of trees shall be located twenty six feet (26') from the front property line.
- b. Street Median - Two (2) formal rows of ornamental trees shall be planted nominally seventy feet (70') on center and centered in the median. With development occurring on both sides of the divided thoroughfares, the end result will be a double row of trees planted thirty five feet (35') on center.

3. Building Materials

- a. Primary exterior construction materials (see Article III, Figure 4.01(Q)) shall be:
 1. Brick;
 2. Native / Natural Dimensional Stone (minimum of 20% per wall with the exception of walls containing a loading dock or service area);
 3. Tinted, split-face, concrete masonry units (maximum 15% per wall); or
 4. EIFS.
 - b. Secondary exterior construction materials (see Article III, Figure 4.01(Q)) shall be used to accent primary exterior construction materials, but shall not exceed ten percent (10%) the of facade area. Secondary exterior construction materials shall include:
 1. Aluminum;
 2. Other metals;
 3. EIFS; or
 4. Stucco.
 - c. The use of natural texture and colors shall be used to the greatest extent possible. Lighter tones and colors are recommended. Required dominant colors include light-to-medium earth tones illustrated in pages 46 through 155 of the Pittsburgh Paint Voice of Color Sampler. City staff will maintain this referenced color sampler. Light colors include colors 1-2 of each sample page. Medium colors include values 3-4. The colors of black and stark white are prohibited.
4. **Sidewalks** - Meandering sidewalks with a width of four (4) feet are required to be constructed along the right-of-way in accordance with City standards along the

entire length of the street frontage. Where the sidewalk is constructed on private property, a sidewalk easement shall be dedicated.

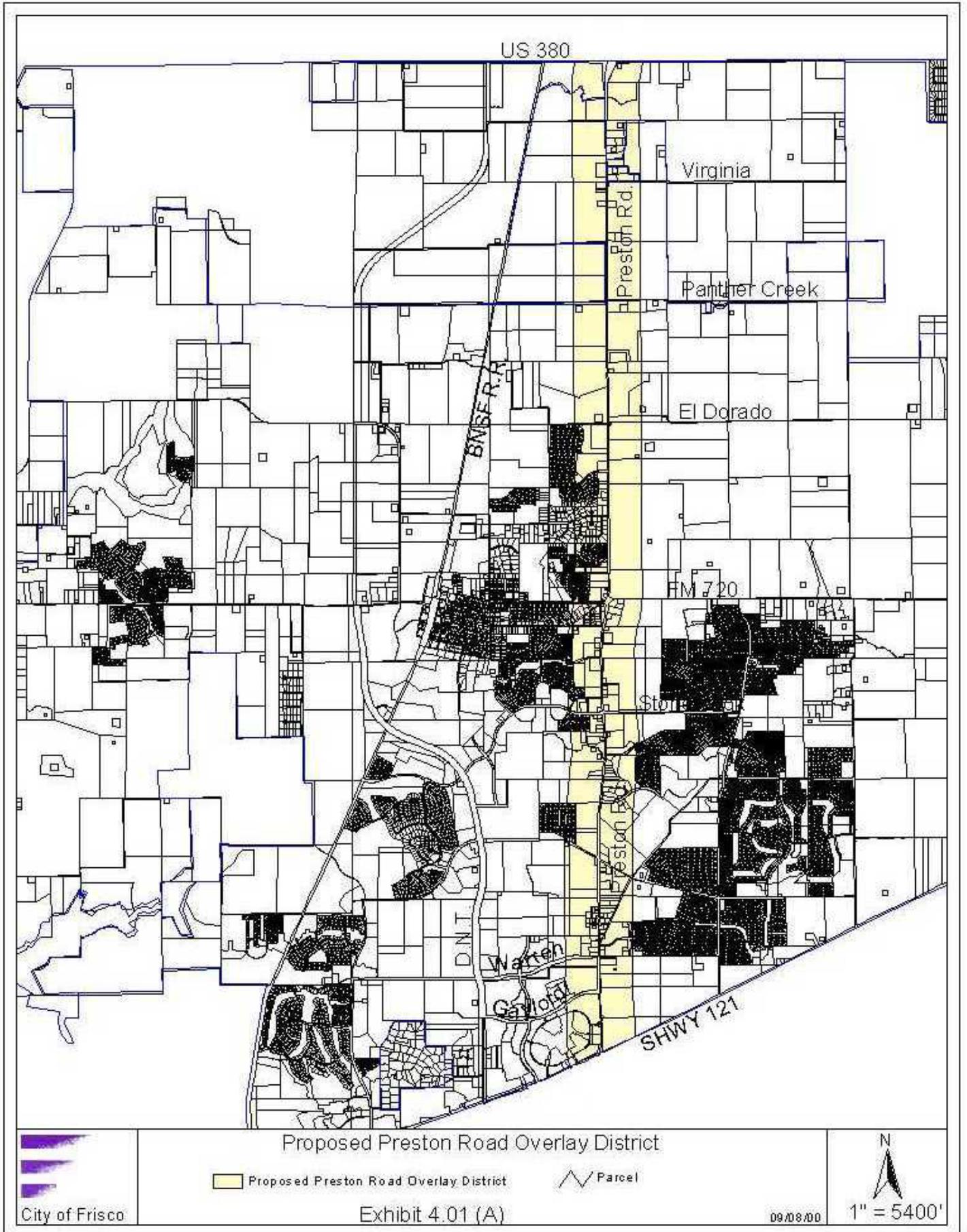




Figure 4.01 (B) Expression of Building Form

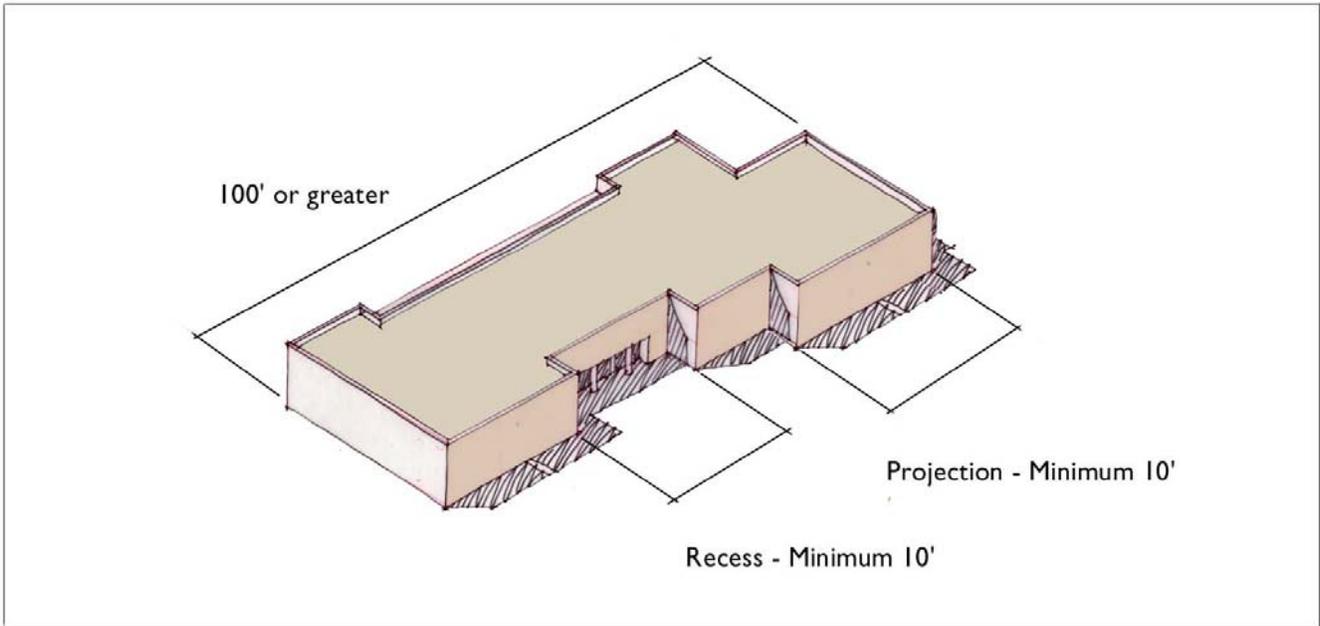


Figure 4.01 (C) Projections and recesses for facades greater than 100' in length



Figure 4.01(D) Facades facing Preston Road

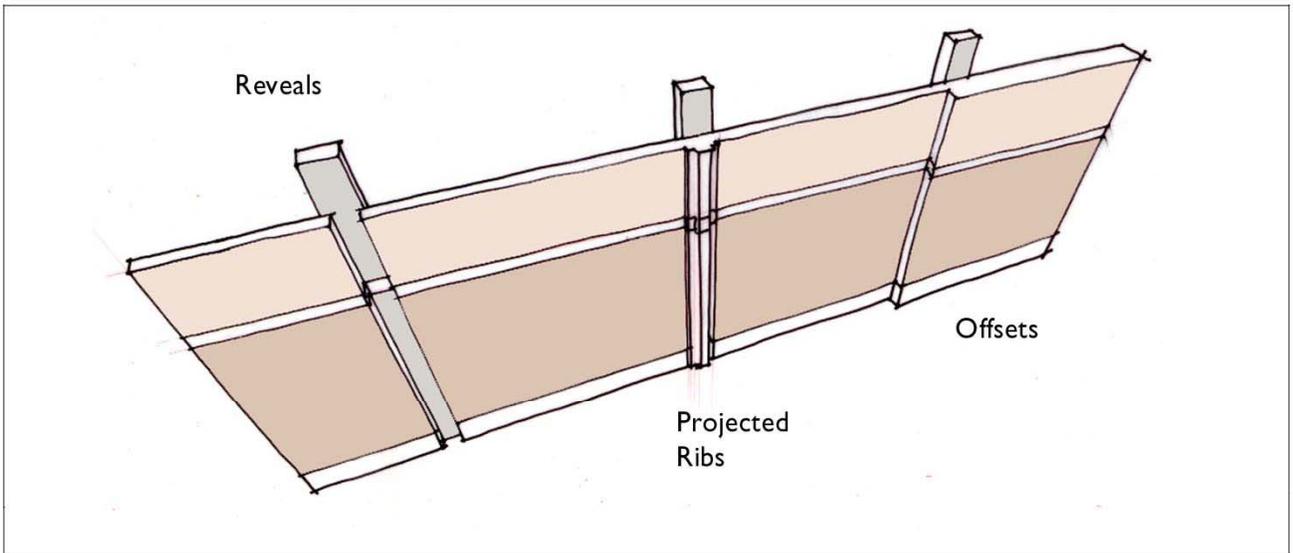


Figure 4.01(E) Expression of architectural or structural bays

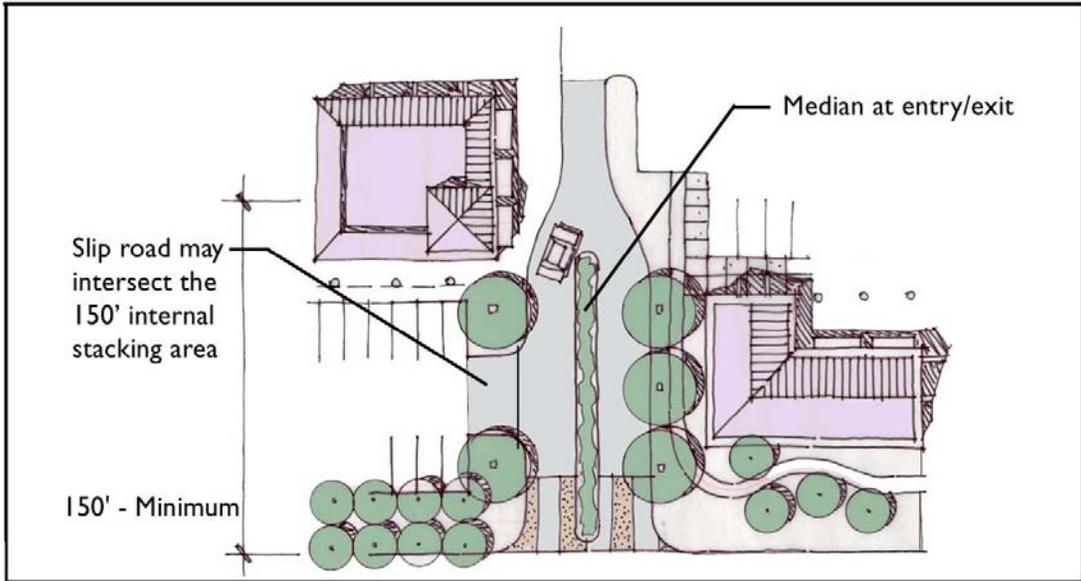


Figure 4.01(F) Entry median and stacking area

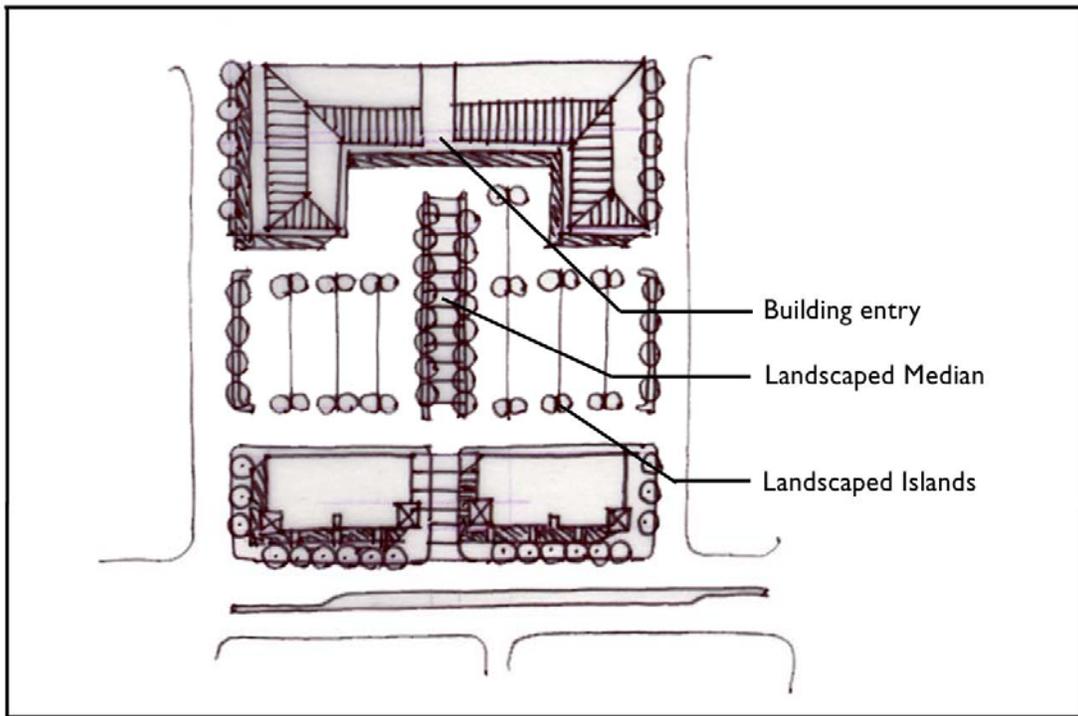


Figure 4.01(G) Drive lanes defining streetscape experience

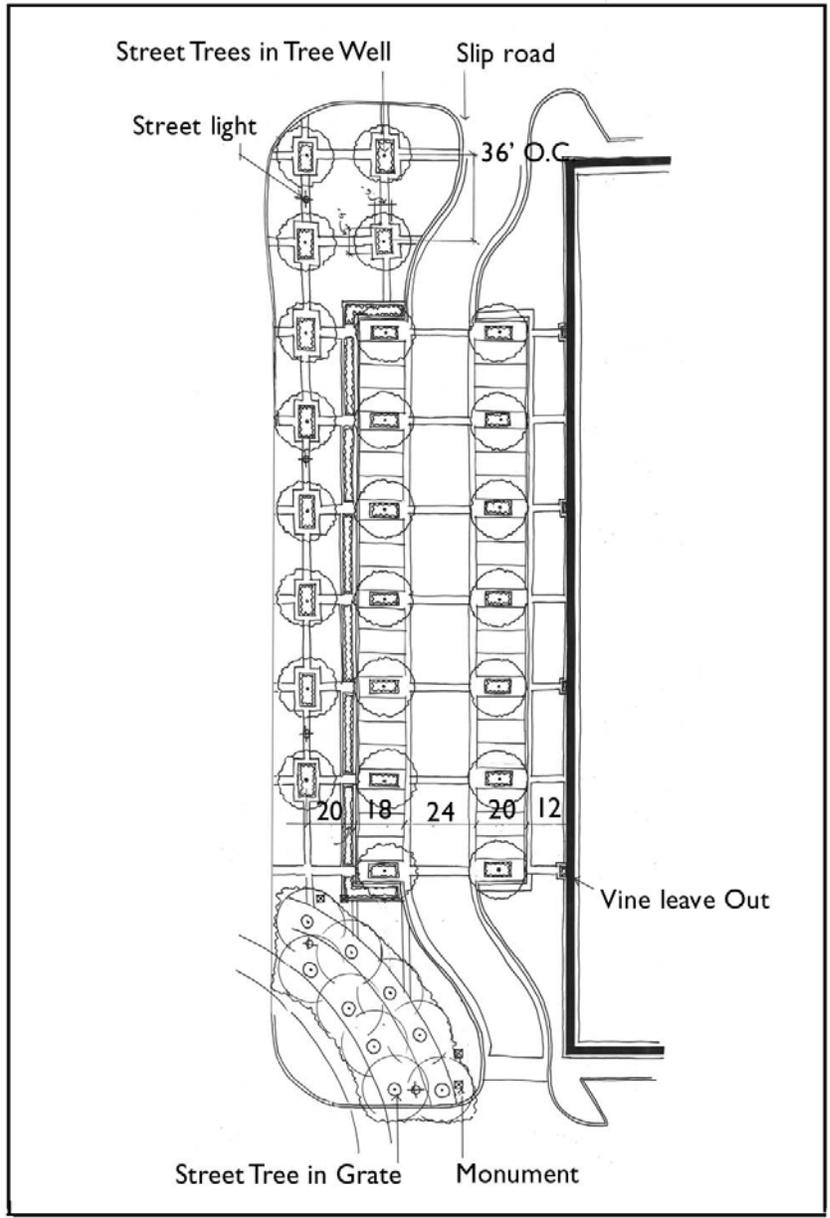


Figure 4.01(H) Slip Road Dimensions

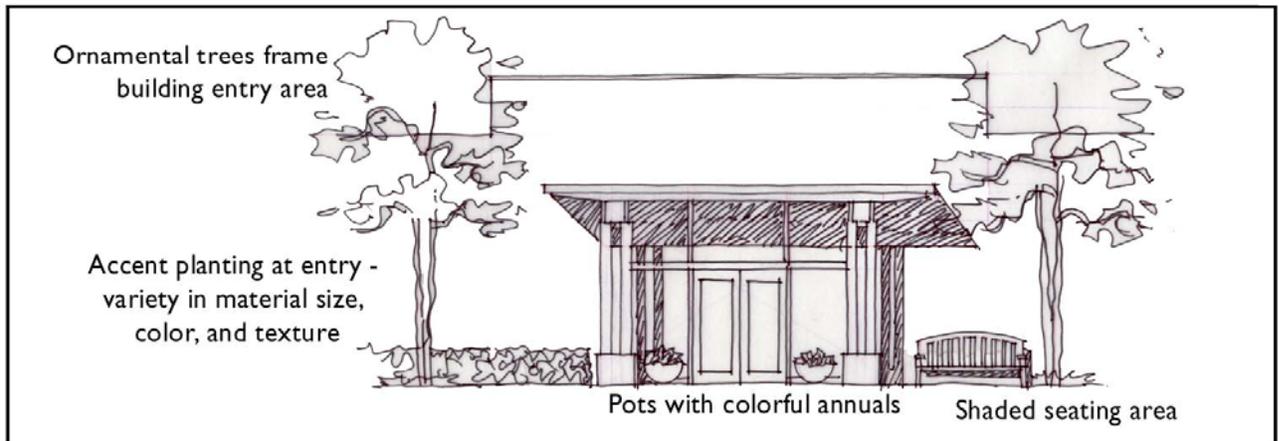


Figure 4.01(I) Special planting at building entry

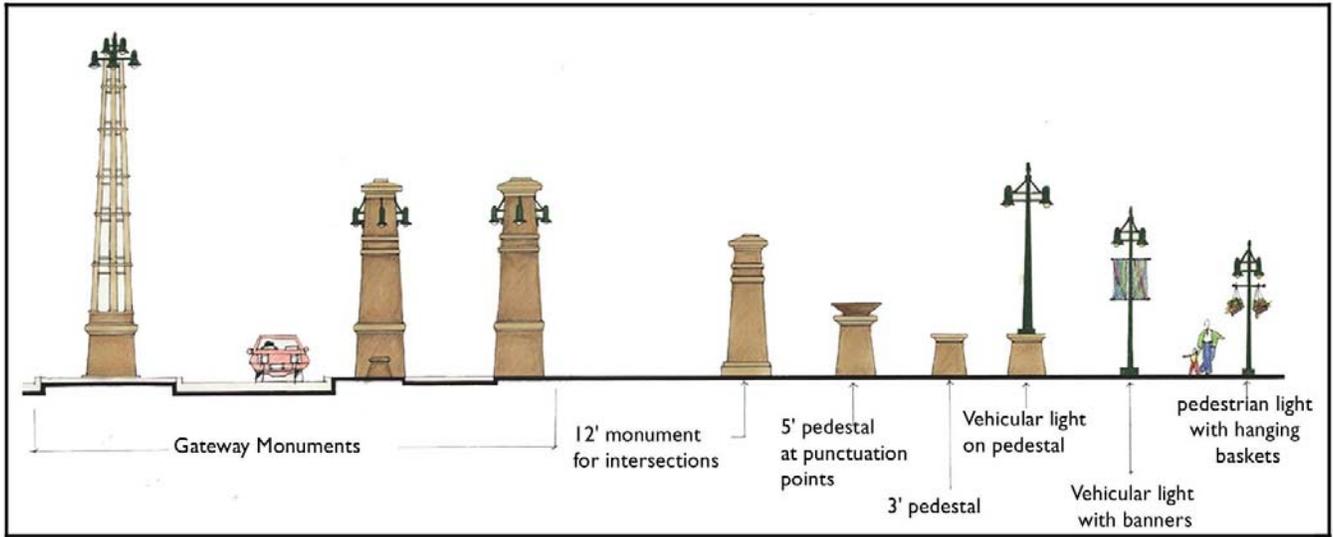
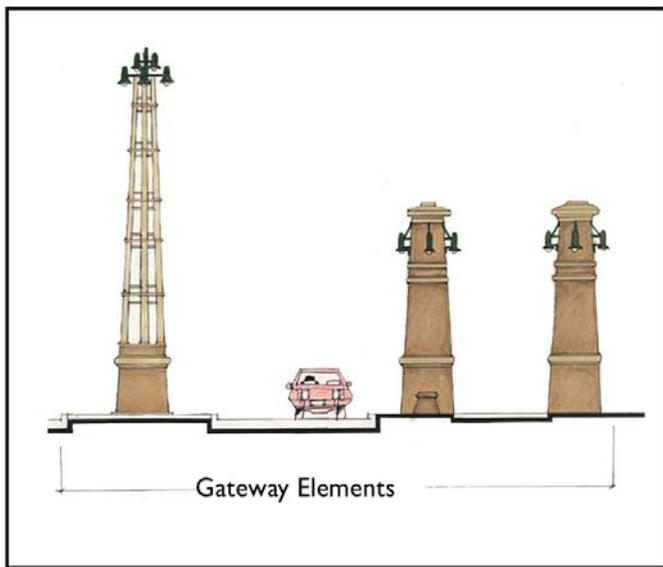
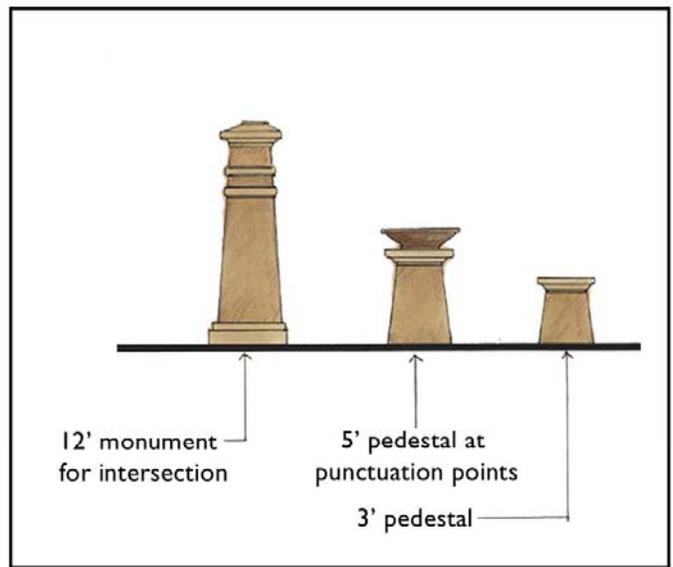


Figure 4.01 (j) Family of Elements



Gateway Monuments



Entrance Monuments

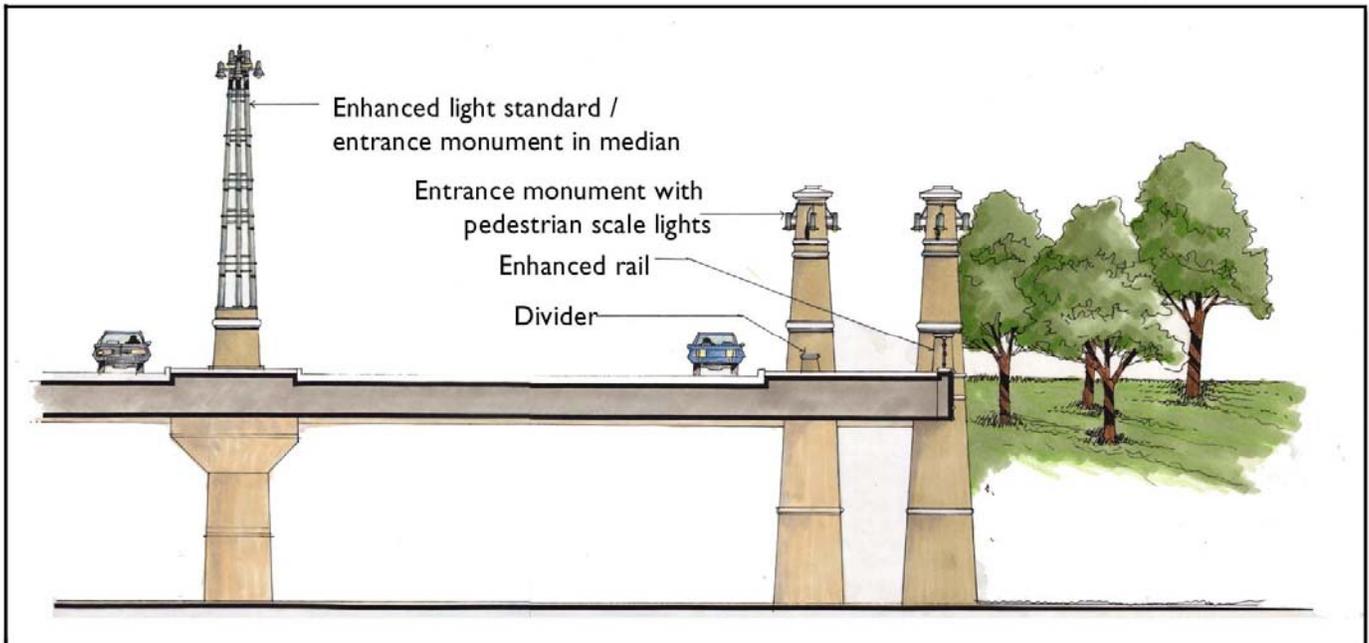
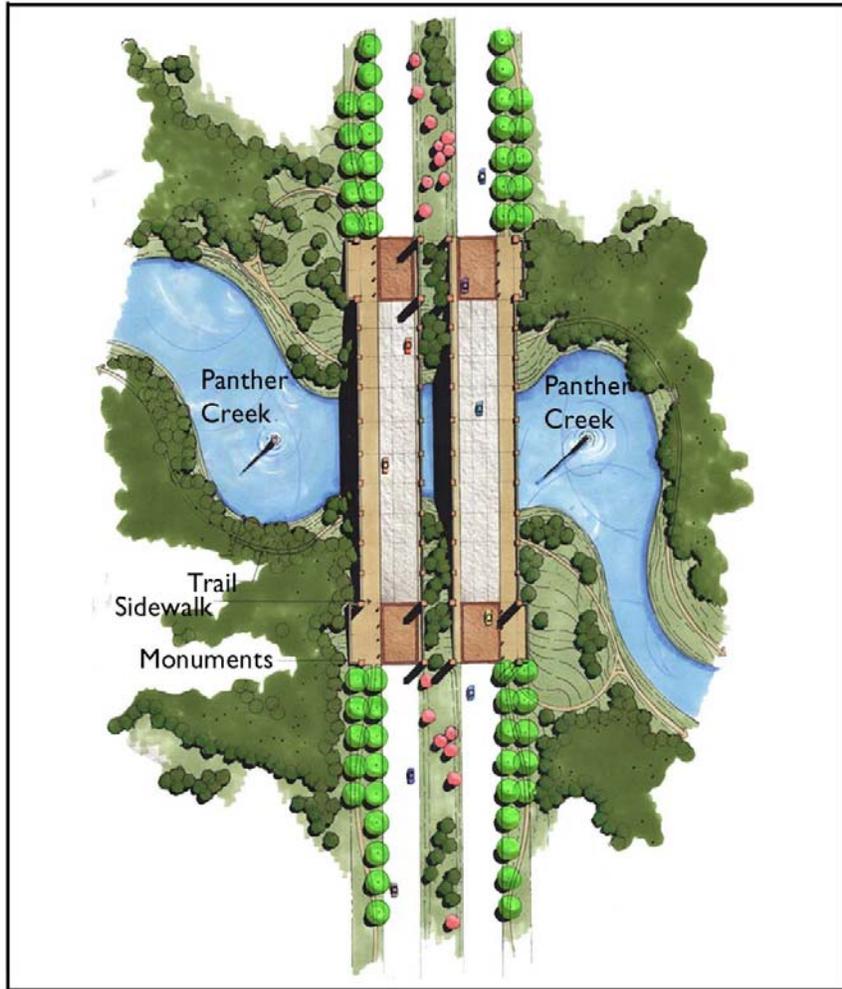


Figure 4.01(K) Prototypical Overpass /
 Bridge Plan and Section

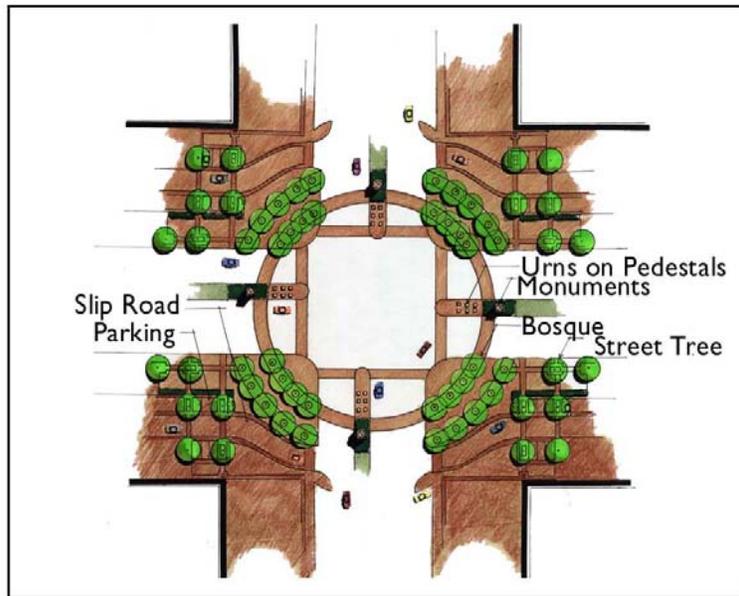
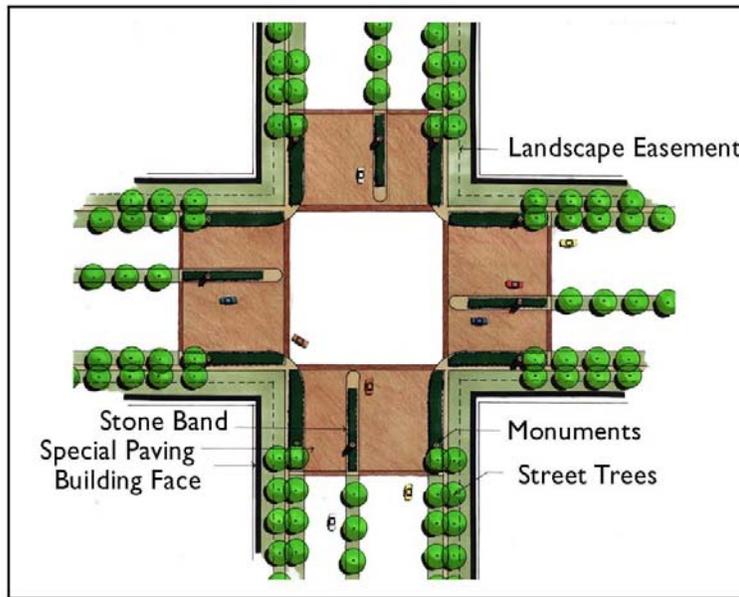


Figure 4.01(L) Design Standards - Urbanized Intersections

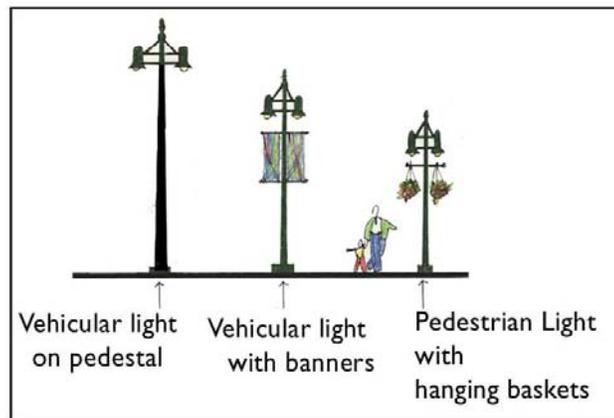


Figure 4.01(M) Enhanced Light Standards

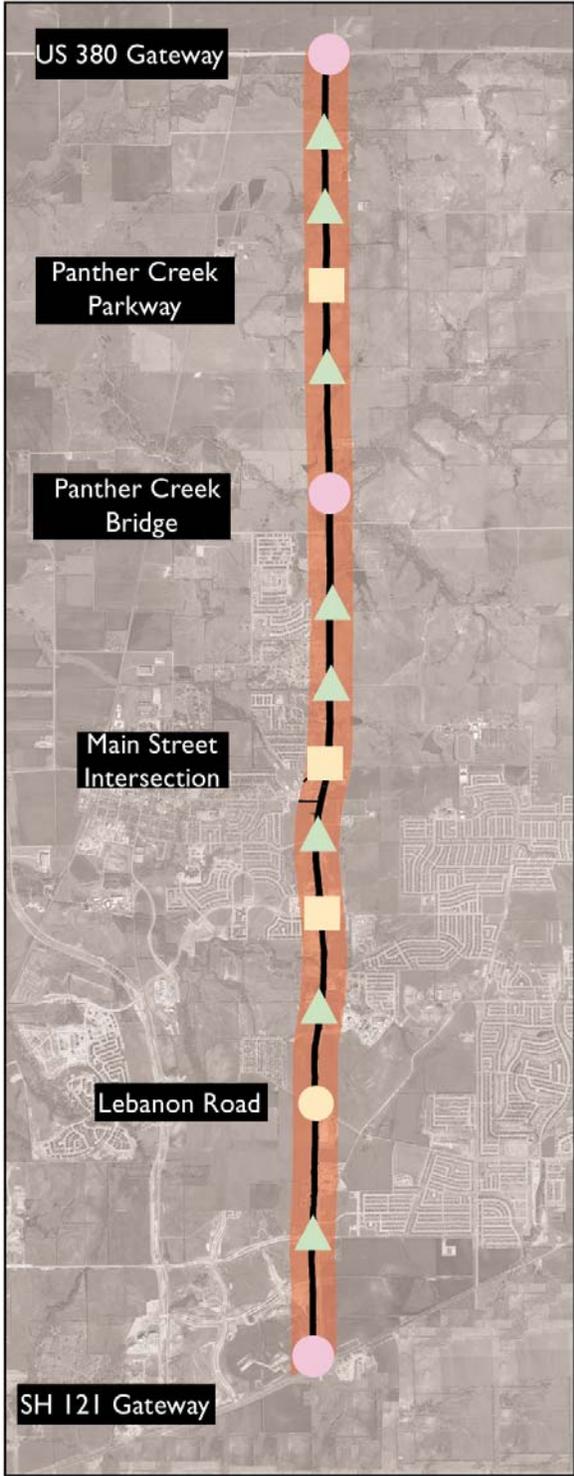
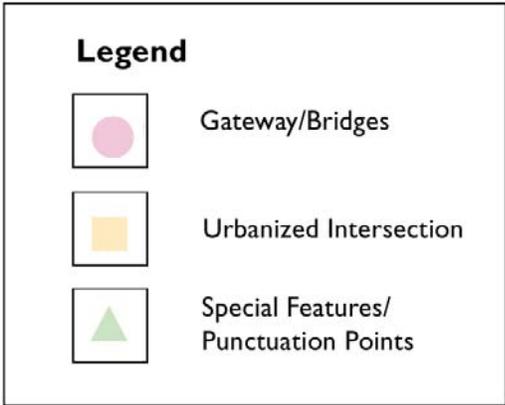


Figure 4.01(N) Gateway and Punctuation Points

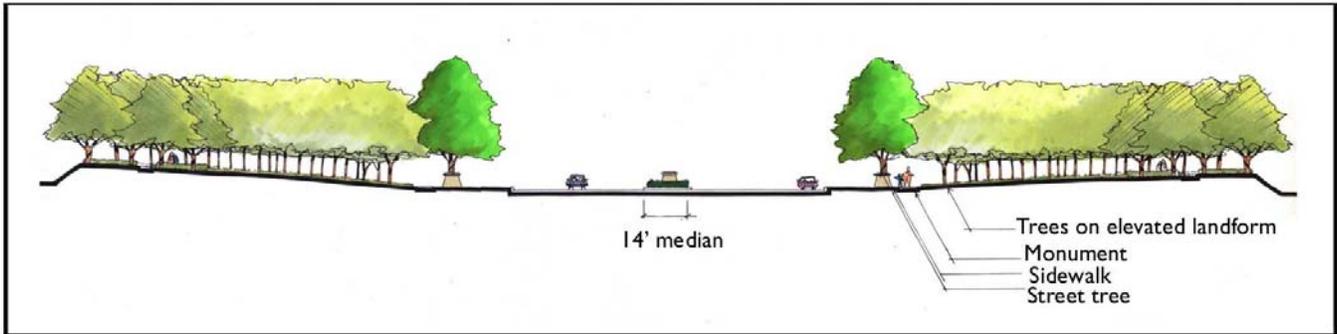
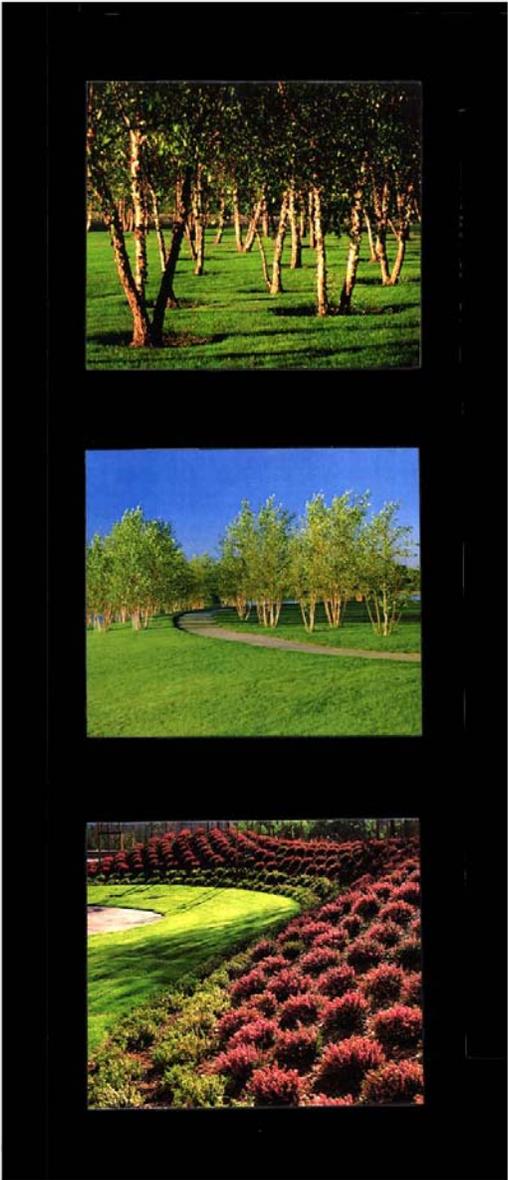
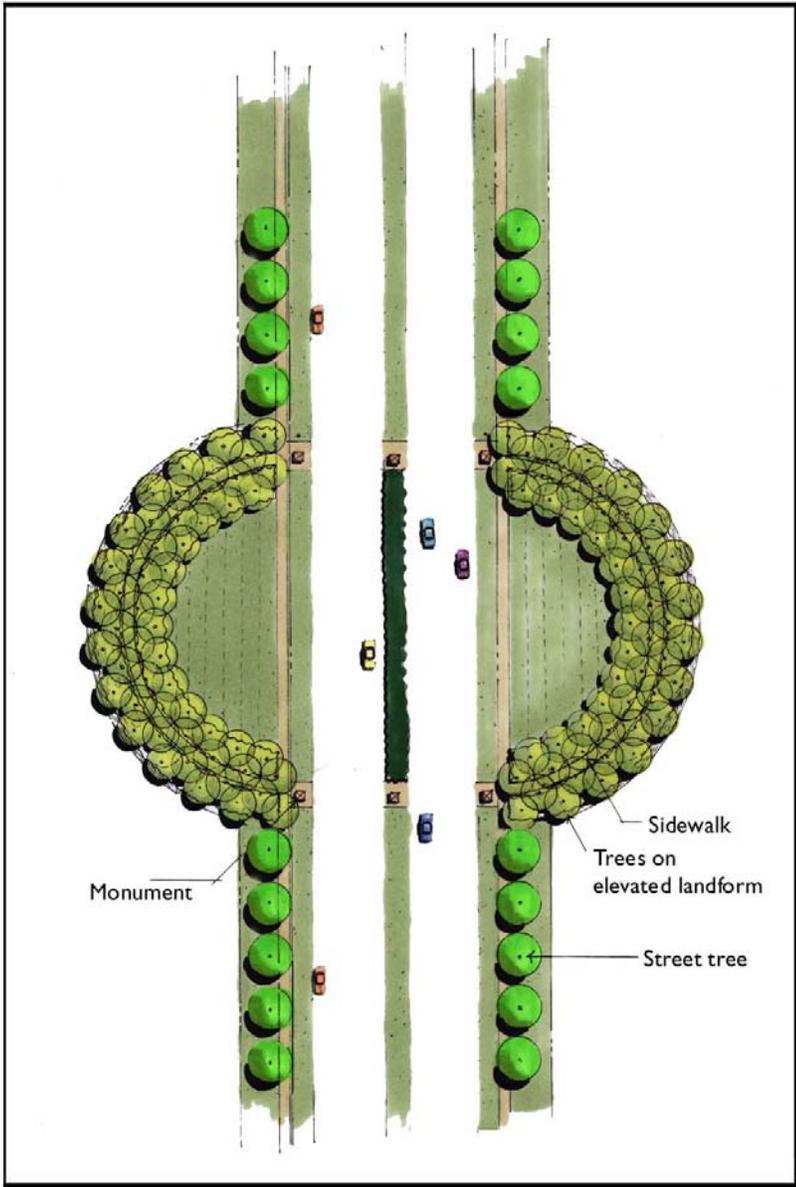


Figure 4.01(O)(1) Punctuation Points - Circle Grove

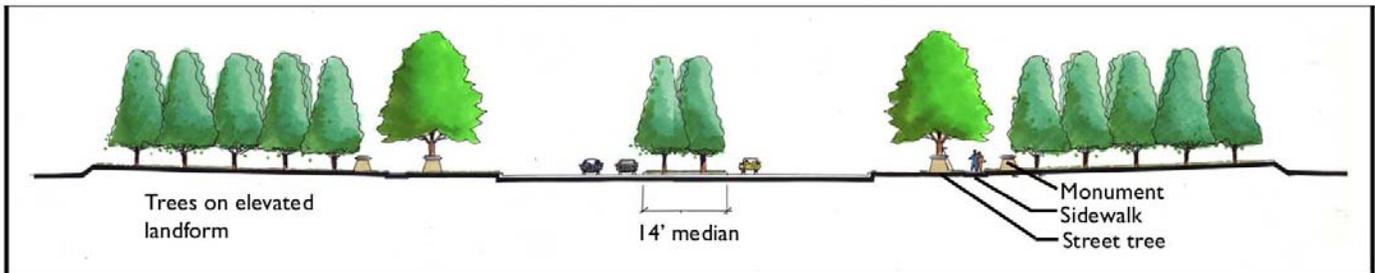
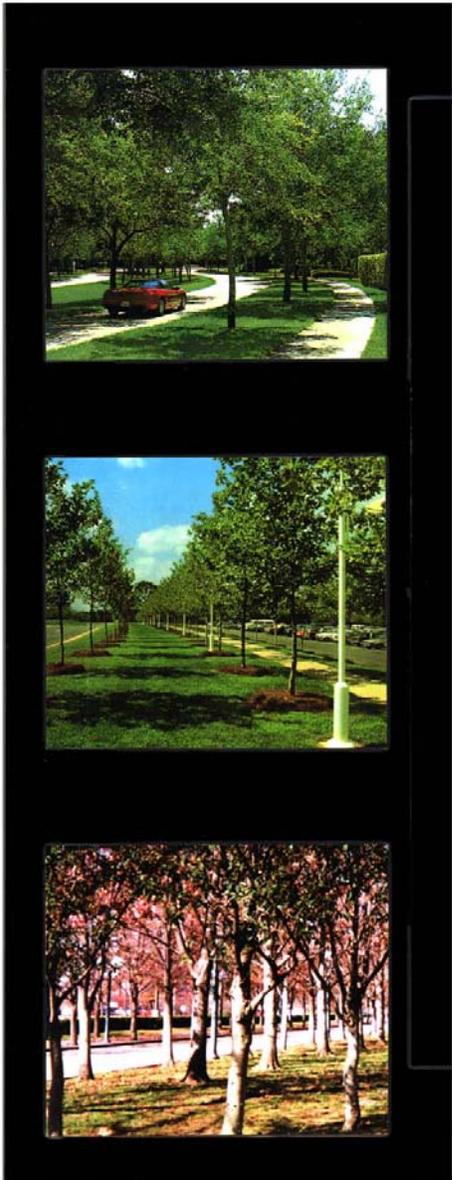
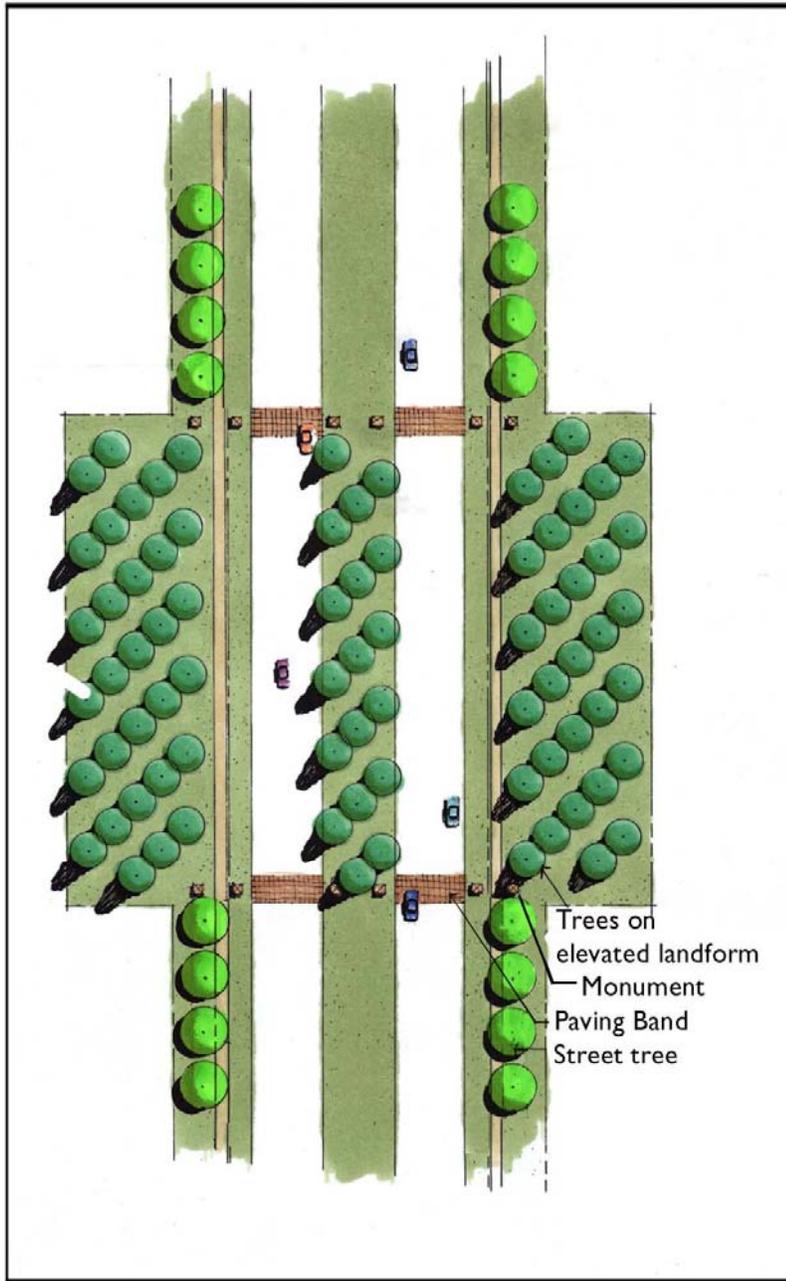


Figure 4.01(O)(2) Punctuation Points - Tree Field

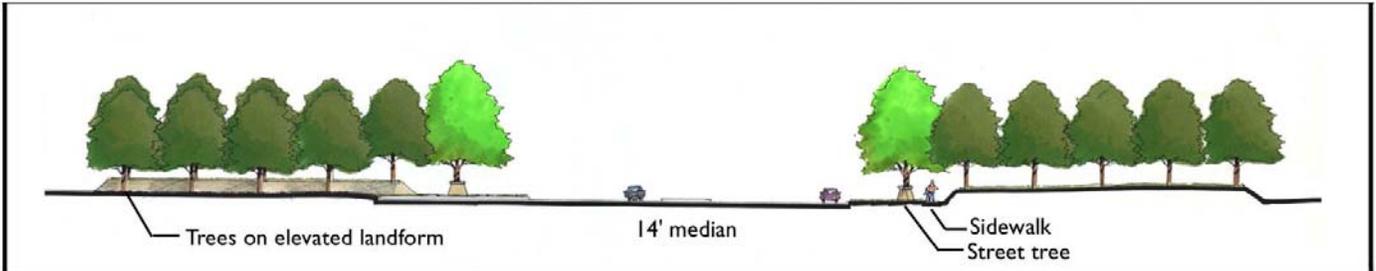
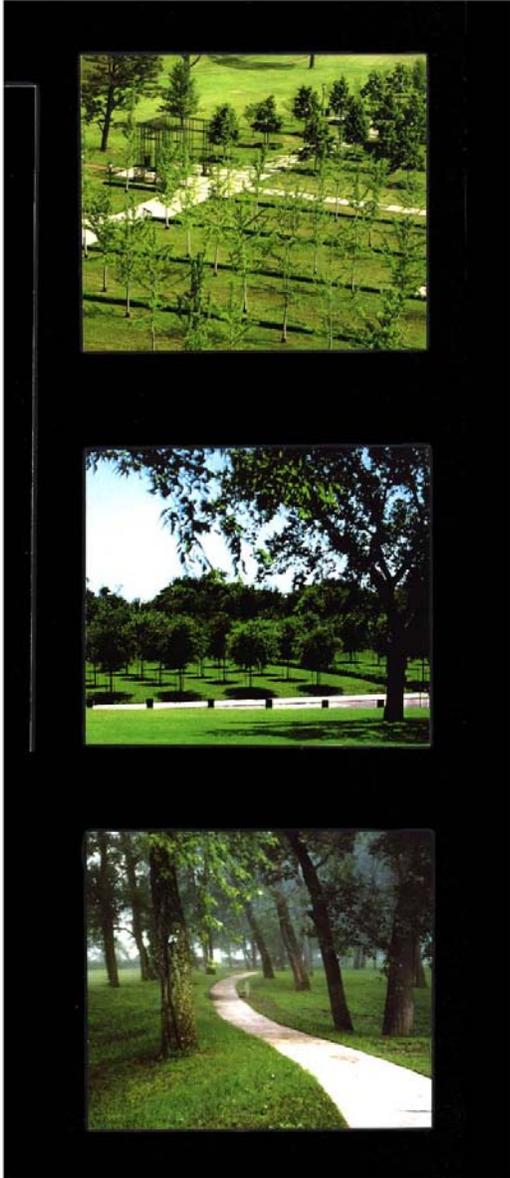
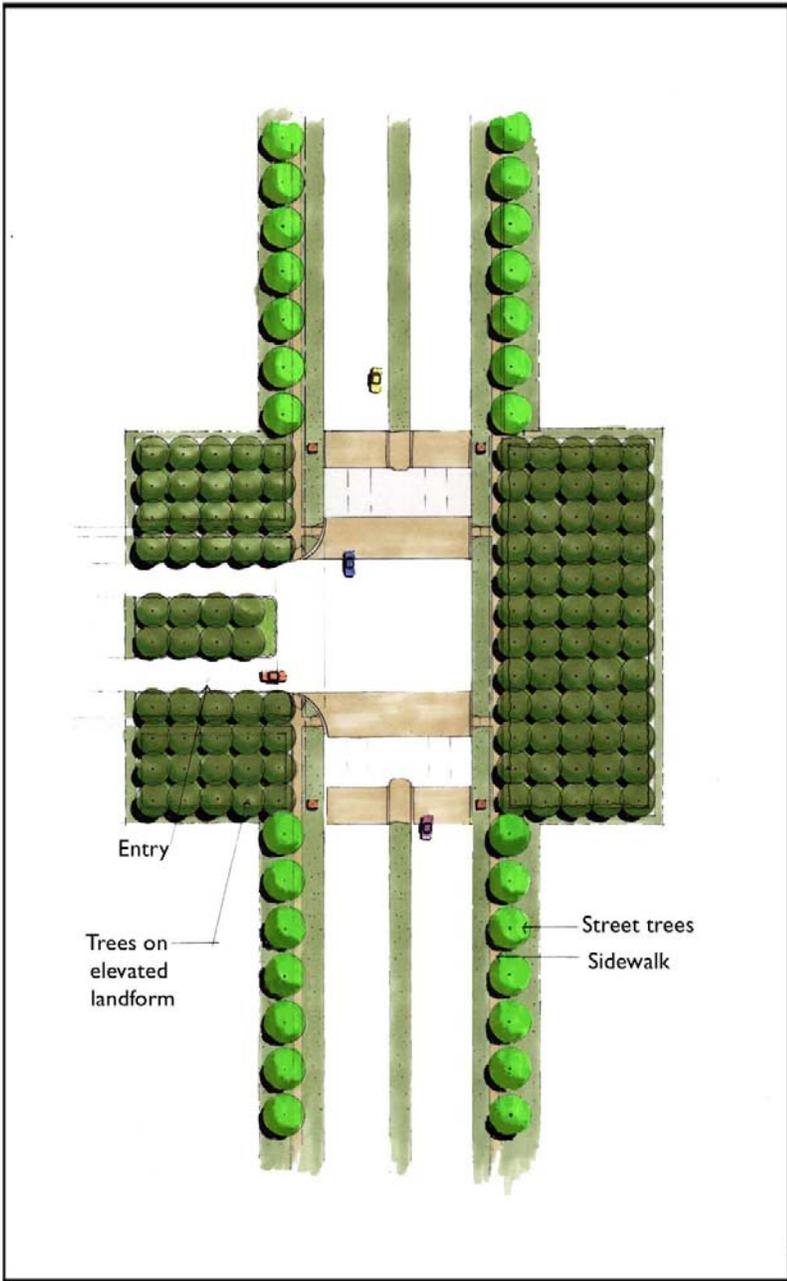


Figure 4.01(O)(3) Punctuation Points - Pecan Grove

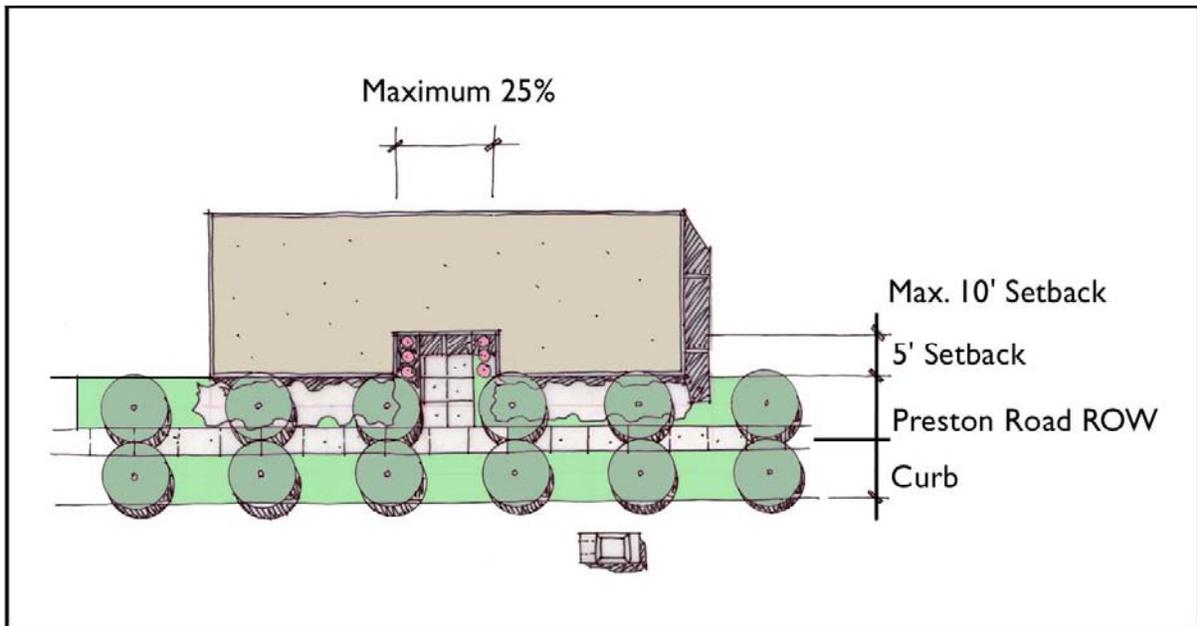


Figure 4.01 (P) Setback for non-residential uses to streets that connect with Preston Road

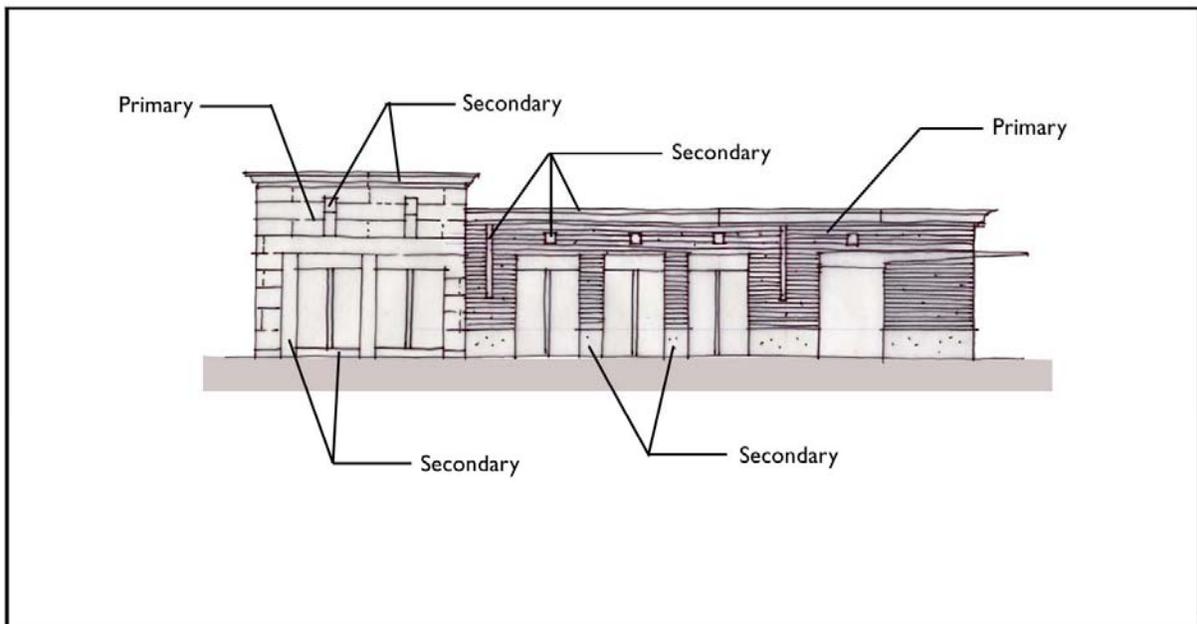


Figure 4.01 (Q) Primary/Secondary exterior cladding materials